



Pearce House, Battersea Power Station Asking Price £1,100,000

A refined high-floor residence in the heart of the iconic Battersea Power Station, this exceptional two-bedroom, two-bathroom apartment in Pearce House combines elegant contemporary interiors with spectacular far-reaching views across London and of the River Thames.

Finished to an impeccable standard throughout, the apartment offers beautifully designed open-plan living with floor-to-ceiling windows that flood the space with natural light and frame the impressive skyline outlook. The bespoke kitchen features premium integrated appliances, sleek cabinetry and sophisticated finishes, seamlessly connecting to the spacious reception and dining area — ideal for both entertaining and everyday living.

Both bedrooms are generously proportioned, with the principal suite benefiting from fitted storage and a luxurious en suite bathroom. A second double bedroom and additional contemporary bathroom provide flexibility for guests, family or home working.

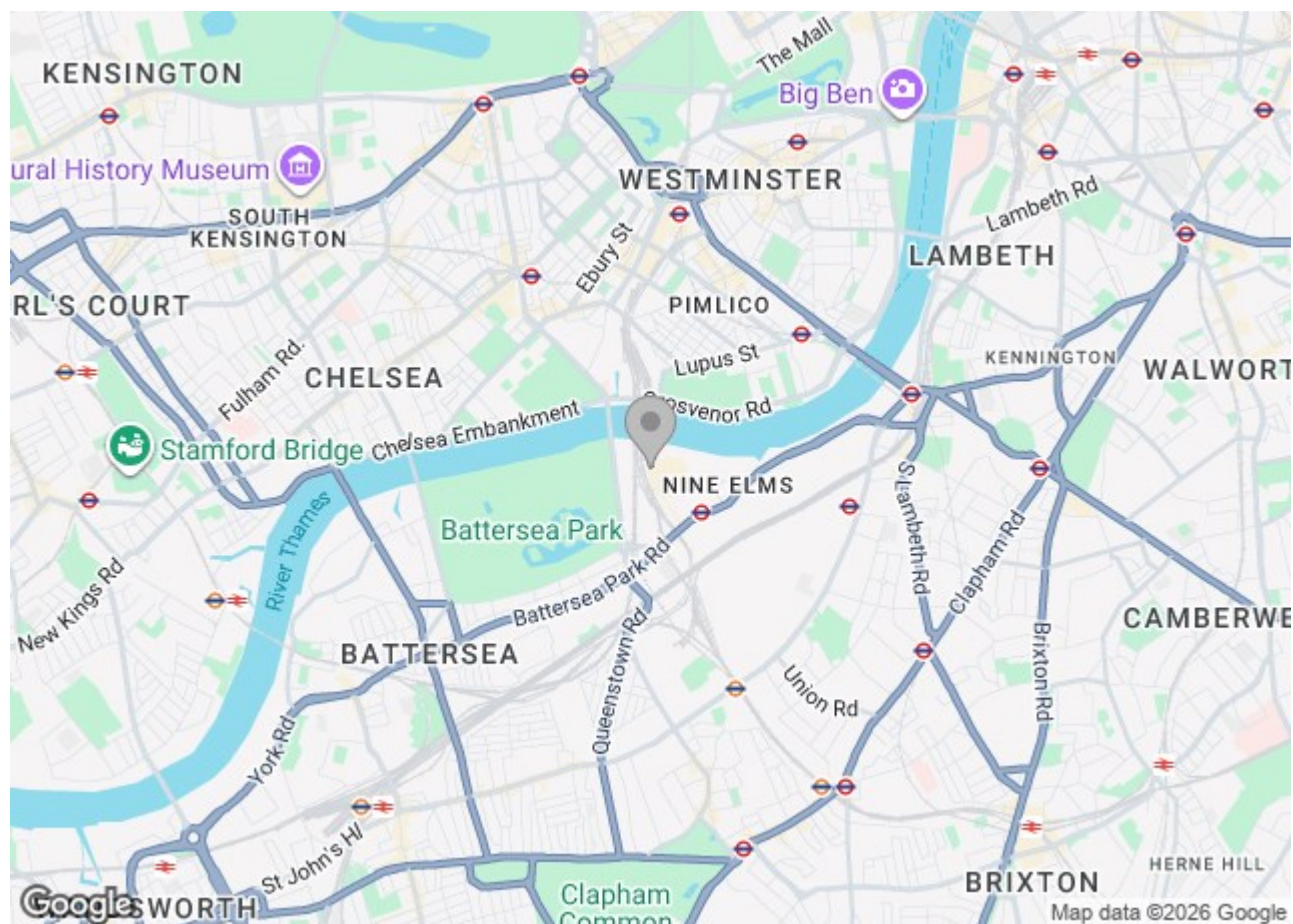
Positioned on a high floor within Pearce House, residents enjoy a sense of privacy and elevation rarely found in central London living, alongside access to world-class amenities associated with Battersea Power Station, including concierge services, residents' facilities, exclusive retail, restaurants, cafés and excellent transport connections via the Northern Line extension.

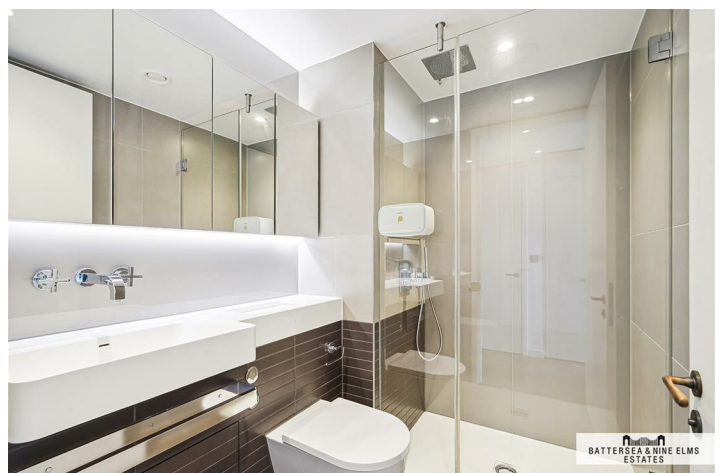
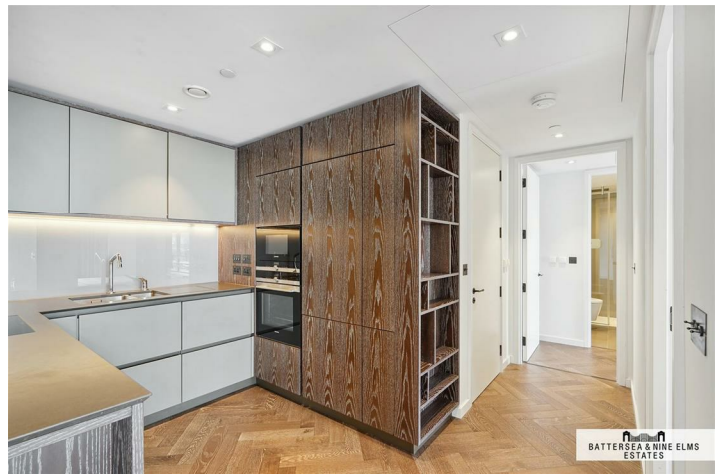
A superb opportunity to acquire a stylish riverside home, pied-à-terre or investment within one of London's most prestigious regeneration destinations.

8 Circus Road West London

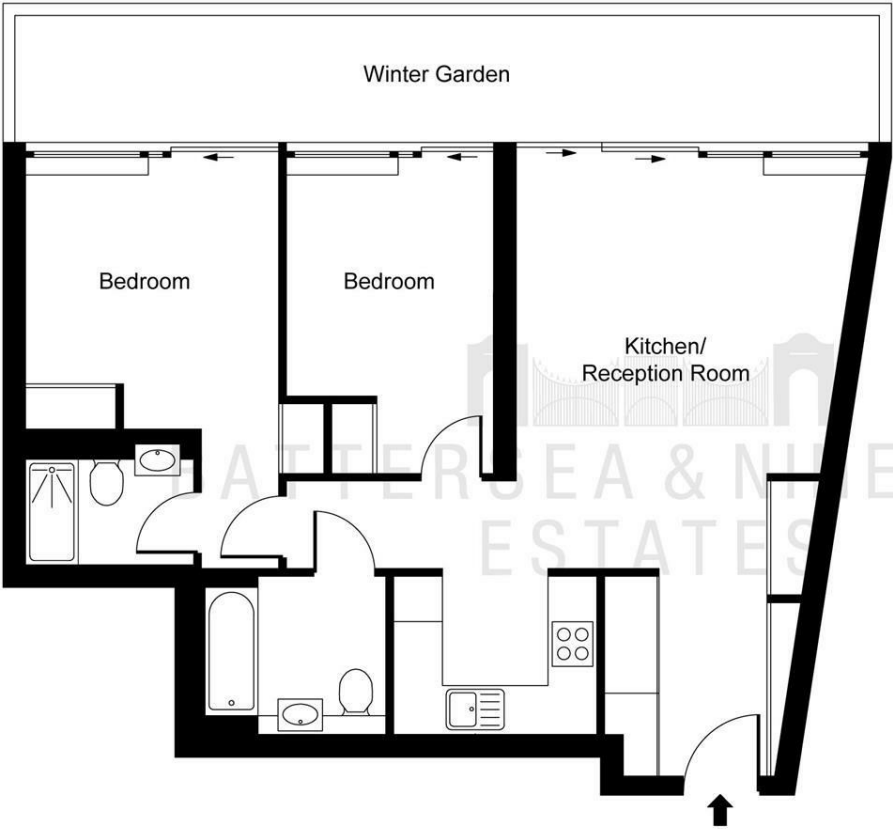


- Two double bedrooms
- Two bathrooms (one en suite)
- Comfort cooling
- 24 Hour concierge
- Zone 1 transport links





Floor Plan



Pearce House,
Battersea Power Station, SW8
Net Saleable Area
76.10 sq m / 819 sq ft
Winter Garden
17.70 sq m / 191 sq ft

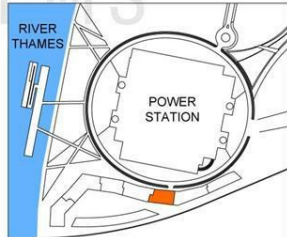


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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G							
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	